



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT:</b> May 13, 2020	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE:</b> May 27, 2020	<b>TENTATIVE DATE:</b> June 23, 2020
<b>Site location:</b> 9391 SE 32 <sup>nd</sup> Ave	<b>Review type:</b> Type III
<b>Applicant:</b> Valerie Hunter	<b>File #(s):</b> VR-2019-013; P-2019-001; DEV-2019-013; TFR-2020-001
<b>Applicant phone:</b> 541-419-7253	<b>Application type(s):</b> Variances; Parking Modification; Development Review; Transportation Facilities Review
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/vr-2019-013">https://www.milwaukieoregon.gov/planning/vr-2019-013</a>	

**TO:**

CD Director\*

Engineering Dev. Rev.\*       Planning Director

Building Official               Police Chief\*

PW Director\*

City Manager\*                       City Attorney\*

CFD# 1: Mike Boumann and Izak Hamilton

NDA Chair (hard copy & email) & LUC (email only): Ardenwald-Johnson Creek

NDA Program Manager\*

Design and Landmarks Committee

Clackamas County\*: Kenneth Kent

Metro\*: Land Use Notifications

ODOT: ODOT R1 Development Review

TriMet\*: Transit Development Group

Other: NW Natural\*

**FROM:**

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On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District (cover sheet)

Kathryn Krygier, NCPRD\*

\*via email

<b>PROPOSAL:</b>	<b>ZONE:</b> NMU
<p>The applicant proposes to construct a 4-story mixed-use building with three commercial tenant spaces on the ground floor and 21 residential units. The development will include 17 covered parking spaces, frontage improvements, and landscaping. The applicant is requesting a reduction in the minimum required off-street parking spaces from 21 to 17 as well as variances to allow a building measuring 48 ft in height rather than the maximum 45 ft allowed and to allow an access driveway within 100 ft of an intersection. The applicant has submitted a Transportation Impact Study and a preliminary stormwater report.</p>	
<p><b>Please comment on the following applicable code sections (if no comment, please respond in kind to kolasv@milwaukieoregon.gov):</b></p> <ul style="list-style-type: none"> <li>• MMC 12.16 - Access Management</li> </ul>	

- MMC 19.303 - Commercial Mixed Use Zones
- MMC 19.505.7 - Nonresidential Development
- MMC 19.600 - Off-street Parking and Loading
- MMC 19.700 - Public Facility Improvements
- MMC 19.911 - Variances